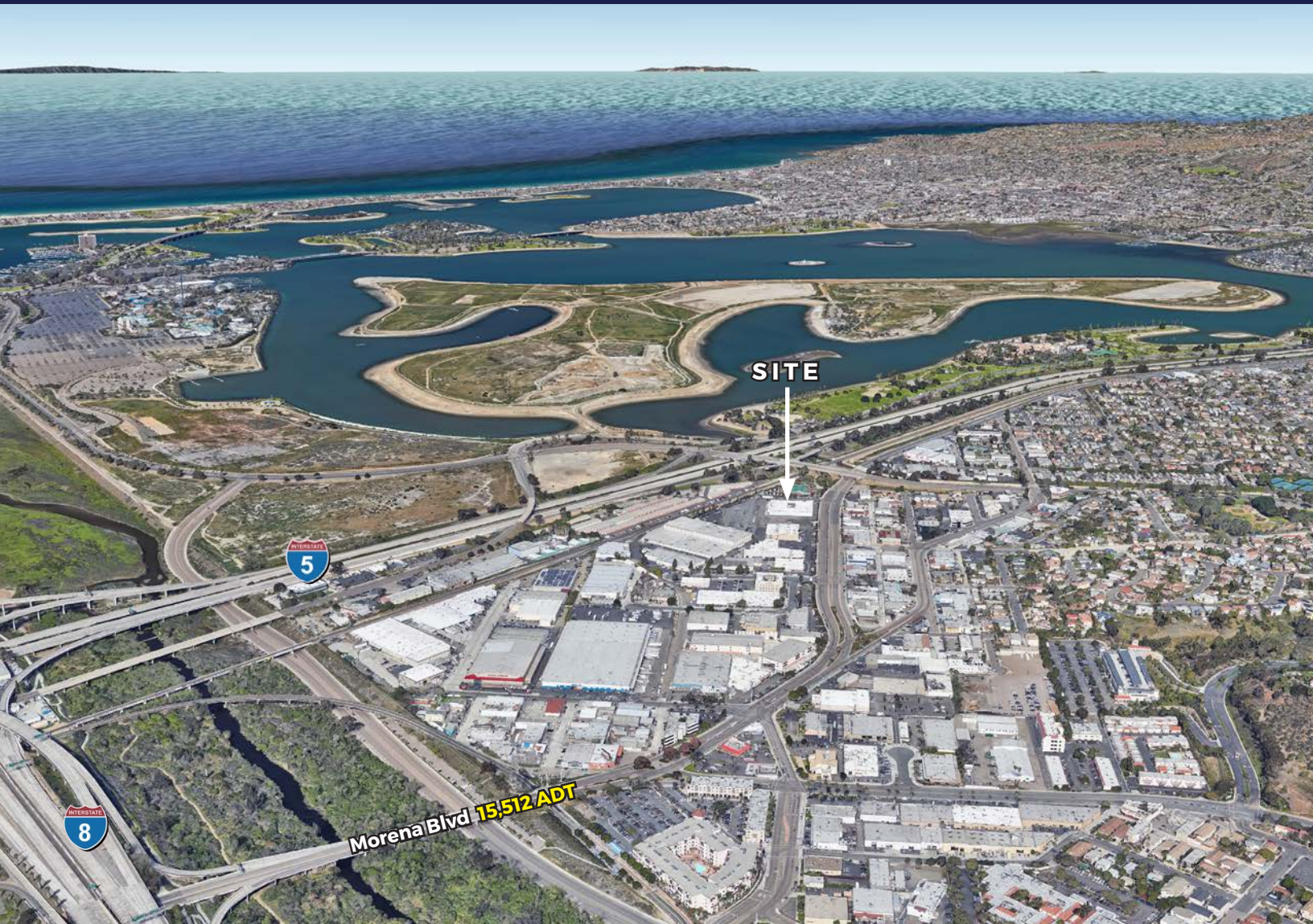


Available Freestanding Building ±43,766 SF

35,414 SF + 8,351 SF MEZZANINE

FORMER TOYS R US BUILDING · 1240 W MORENA BLVD, SAN DIEGO, CA 92111



FEATURES

- Rare freestanding building in central San Diego
- Ample parking
- Easy access from Interstate 5
- Traffic counts: Morena Blvd: ±15,512 ADT
- Freeway visibility to I-5: ±235,600 ADT

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|--------------------|----------|----------|----------|
| POPULATION | 11,198 | 143,678 | 411,870 |
| AVERAGE HH INCOME | \$90,690 | \$91,121 | \$91,498 |
| DAYTIME POPULATION | 12,714 | 121,954 | 349,997 |

RI RETAIL INSITE

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

MIKE MOSER • 858.523.2089 • mikemoser@retailinsite.net



The projects, tenants and site plans illustrated herein are subject to change without notice. You and your advisors should conduct a careful, independent investigation of the information herein to determine to your satisfaction the accuracy. y:\files\Aerials 2018\San Diego\TheTileShop_SanDiego_zoomedin.pdf



**RETAIL
INSITE**
COMMERCIAL REAL ESTATE

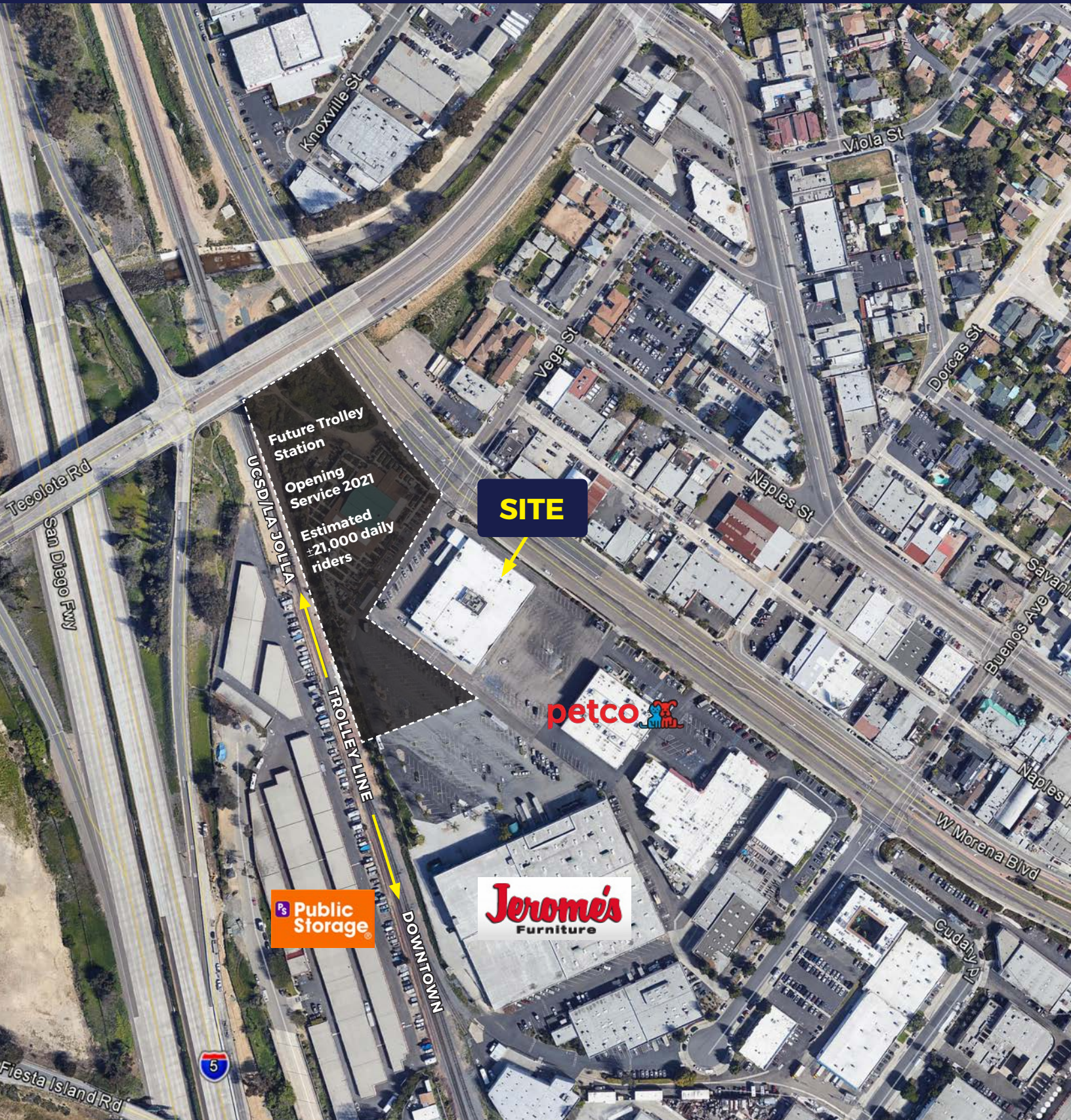
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SITE

Future Trolley Station
Opening Service 2021
Estimated 21,000 daily riders

petco

Jerome's Furniture

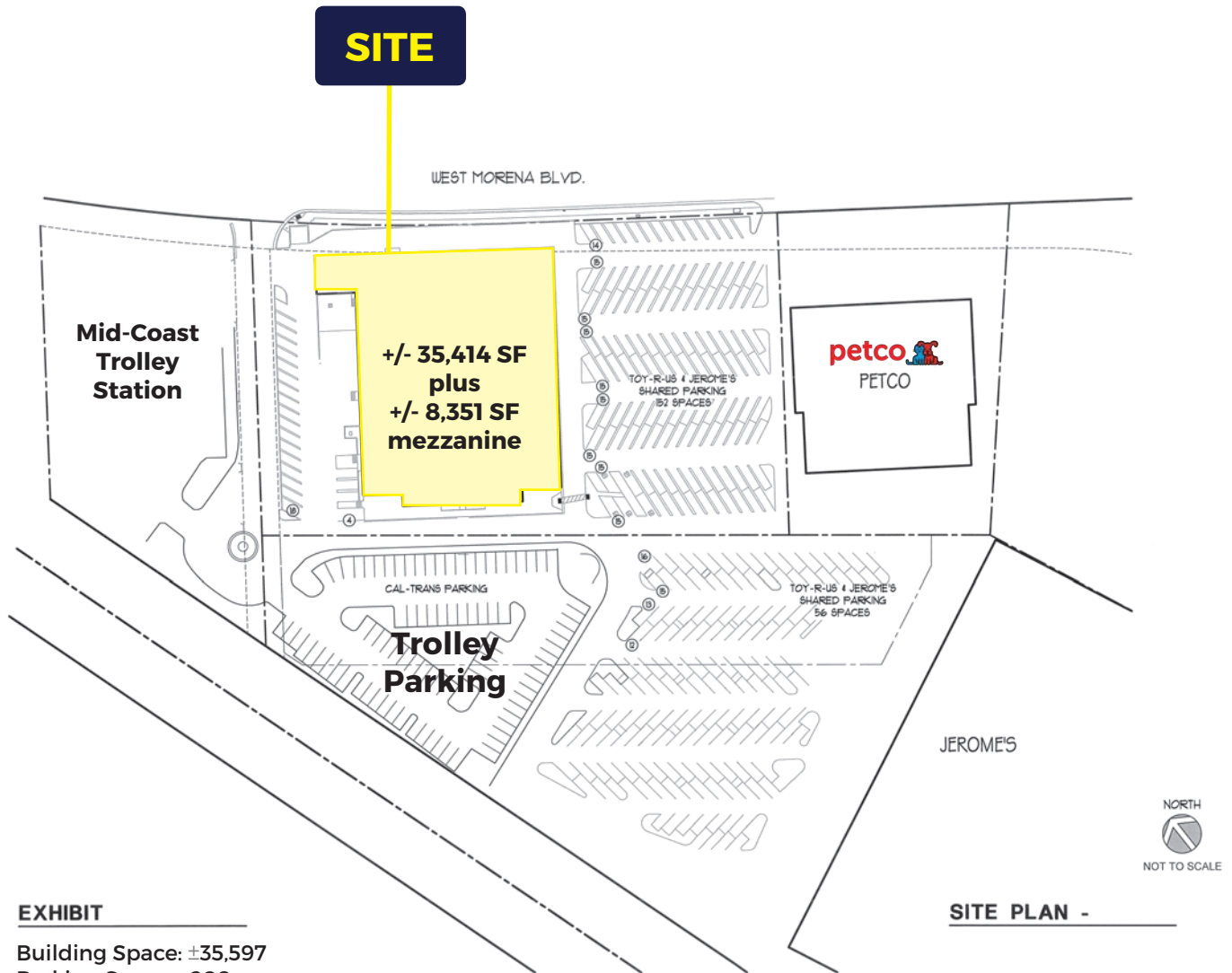
Public Storage

Available Freestanding Building ±43,766 SF

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SITE PLAN



EXHIBIT

Building Space: ±35,597
Parking Spaces: 208
Parking Ratio: 6/1000

SITE PLAN -